

57-32

HK 6928PG001

**WARRANTY DEED - SHORT FORM DEEDS ACT**  
**33 M.R.S.A. Section 761 et seq.**

**TRANSFER**  
**TAX**  
**PAID**

**016031**

**KNOW ALL BY THESE PRESENTS**, that We, Paul Maroon and Mary B. Maroon, of Fort Myers, in the County of ~~Lee~~ and State of Florida, for valuable consideration received, hereby grant to John J. Chessa of Waterville, in the County of Kennebec and State of Maine, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any buildings thereon, located at 3 Roosevelt Avenue, Waterville, in the County of Kennebec and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seals on May 28, 2002.

Catherine G. Gero  
Witness Catherine Gero

Paul Maroon  
Paul Maroon

Linda L. Kulnich  
Witness Linda L. Kulnich

Mary B. Maroon  
Mary B. Maroon


STATE OF FLORIDA  
, ss:

On May 28, 2002, personally appeared the above-named Paul Maroon and Mary B. Maroon and acknowledged the foregoing deed to be their free act and deed.

Before me,

Mary Wagner  
Notary Public/Attorney At Law

Mary Wagner  
Type or Print Name

 Mary Wagner  
My Commission DD090804  
Expires February 10, 2006

Just Title 2

57-32

AK 6928PG002

**EXHIBIT A/SCHEDULE A**  
**LEGAL DESCRIPTION OF PROPERTY LOCATED**  
**in Kennebec County at**  
3 Roosevelt Avenue, Waterville, Maine

A certain lot or parcel of land numbered fifty-five (55) situated in said Waterville, on the Boutelle Farm Tract, so called and so numbered according to a plan of survey of said Boutelle Farm now on file at the Kennebec Registry of Deeds

This conveyance is subject, however, to the following restrictions to which the grantee in accepting this instrument agrees, viz:

No dwellings are to be erected on said lot to cost less than two thousand dollars, and no buildings are to be erected except dwellings and private stables and garages to be used in connection therewith; and no building is to be erected within fifteen (15) feet of the sidewalk doorsteps, piazzas and baywindows, excepted.

Meaning and intending to convey and hereby conveying the same premises conveyed to Paul Maroon and Mary B. Maroon by deed of Ralph Dulac dated September 9, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3424, Page 222.

RECEIVED KENNEBEC SS.

2002 MAY 30 PM 1:46

ATTEST: *Long Robert H. Hings*  
REGISTER OF DEEDS